BILL GARRETT, Davidson County
Trans:T20150005381 DEEDWARR
Recvd: 01/22/15 10:53 2 pgs
Fees:13.00 Taxes:913.90
20150122-0006272

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $247,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of January, 2015.

Notary Public

My commission expires: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel G.P. Mulroy Lacy L. Geil	NEW OWNER	Map 102-14-0 Parcel 114-00
1220 Davidson Road		
Nashville, Tennessee 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark K. Darden and Jessica Martin Darden, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel G.P. Mulroy and Lacy L. Geil

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2, on the Final Plat of The Marchetti Company Property, of record in Plat Book 9700, Page 213, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jessica A. Martin, unmarried, as to an undivided 50% interest, and Mark K. Darden, unmarried, as to an undivided 50% interest, as joint tenants with right of survivorship, by Warranty Deed dated March 31, 2010, from Andrea. A. Emigh and husband, Matthew K. Emigh, of record in Instrument No. 20100401-0024259, Register's Office for Davidson County, Tennessee, and further conveyed to Mark K. Darden and Jessica Martin Darden, husband and wife, by Quitclaim Deed dated April 25, 2013, from Jessica Martin Darden f/k/a Jessica A. Martin, a married woman, and Mark K. Darden, a married man, who both acquired title as unmarried, as to an undivided 50% interest each, as joint tenants with right of survivorship, of record in Instrument No. 20130430-0043238, said Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 9700, Page 213, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **1220 Davidson Road, Nashville, Tennessee 37205**

* Joint tenants with rights of survivorship

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **16th** day of **January, 2015.**

Mark K. Darden

Jessica Martin Darden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mark K. Darden and Jessica Martin Darden,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **January, 2015.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017